

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

Docket

March 26, 2008

The Smithfield Zoning Board of Review and The Smithfield Board of Appeals public hearings will be held on Wednesday March 26, 2008, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications under the Zoning Ordinance.

I Communications

A. Consider a possible motion to go into closed session to review, consider, discuss and act upon the following matters pursuant to

Section 42-46-5(a) (2) , Collective Bargaining and Litigation.

B. Reconvene in open session, if necessary, to announce any closed session votes required to be disclosed pursuant to RI General Laws, Sec. 42-46-4.

II Old Business

III Public Hearing

08-010

Barbara A. Langshaw–Soares & Frank J. Soares as applicants and owners of property located at 2 Crestview Drive, listed as Lot 104 on Assessor’s Plat 9 are seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1 Accessory Family Dwelling Unit to construct an accessory family dwelling unit in an existing garage in a Mixed Use District under the Zoning Ordinance.

08-011

Daniel J. Rider as applicant and Jeffrey Butler as owner of property located at 265 Putnam Pike, listed as Lot 25 on Assessor’s Plat 35 are seeking a Special Use Permit under Section 4.3.D.13 and Section 4.4.D.13 Trade School to allow a music school in a Commercial District under the Zoning Ordinance.

08-012

JSD Realty, LLC as applicant and JCJ Realty, LLC as owner of property located at 349 Waterman Avenue, listed as Lot 137 on Assessor's Plat 25 are seeking a Special Use Permit under Section 4.3.G.23 and Section 4.4.G.23 Retail Sales, 5,000 to 40,000 s.f. GFA to operate a commercial landscape business in a Commercial District under the Zoning Ordinance.

08-013

Metro PCS Massachusetts, LLC as applicant and Cirello Salvatore, JR ETUS as owner of property located at 5 Larch Street, listed as Lot 64 on Assessor's Plat 29 are seeking a Special Use Permit under Section 4.3.G.26 and Section 4.4.G.26 Communication Antenna(s) to install antennas and cabinets to an existing cell tower in a Highway Commercial District under the Zoning Ordinance.

08-014

Metro PCS Massachusetts, LLC as applicant and Kenneth and Mary Clark ETUX as owners of property located at 350 George Washington Highway, listed as Lot 1A on Assessor's Plat 48 are seeking a Special Use Permit under Section 4.3.G.26 and Section 4.4.G.26 Communication Antenna(s) to install antennas and cabinets to an existing cell tower in a Planned Corporate District under the Zoning Ordinance.

08-015

Metro PCS Massachusetts, LLC. as applicant and SPM Realty Trust as owner of property located at 205 Farnum Pike, listed as Lot 365 on Assessor's Plat 46 are seeking a Special Use Permit under Section 4.3.G.26 and Section 4.4.G.26 Communication Antenna(s) to install antennas and cabinets to an existing cell tower in an R-80 District under the Zoning Ordinance.

08-017

Richard P. Kilduff /Tire Pros as applicants and Alco Properties as owner of property located at 400 George Washington Highway, listed as Lot 4C on Assessor's Plat 48 are seeking a Special Use Permit under Section 4.3.G.4 and Section 4.4.G.4 Automotive Filling, Repair Facility and a Variance from Section 5.3.4 Buffers to allow minor automobile repair and tire sales in a Highway Commercial District and a Planned Corporate District under the Zoning Ordinance.

IV Other Business

V The Smithfield Board of Appeals will convene to hear the following appeals

07-052

George and Diane McKinnon, Thomas and Ann Kellie Hennan, and

Walter Vigneau as applicants have filed an Appeal from the Planning Board's decision to grant Preliminary Plan approval for property located at Stillwater Road, listed as Lots 83 and 83A on Assessor's Plat 46 owned by Keegan, LLC.

08-016

Whipple Associates, LLC as applicant and Whipple Associates LLC, David Conti and Crescenzo Conti as owners of property located at Fenwood Avenue and Whipple Road, listed as Lot 61 & 67A on Assessor's Plat 23 and Lot 126 on Assessor's Plat 42 are seeking an Appeal of the Building/ Zoning Official's decision with regards to an application for a Comprehensive Permit.

Note: Applicant submitted a written request to withdraw the above appeal on March 10, 2008.

VI Deliberations

VII Adjournment

Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:

233-1039 VOICE 1-800-745-5555 TTY